140.0	0003	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	763,100 /	763,100
					USE VALUE:	763,100 /	763,100
					ASSESSED:	763,100 /	763,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAY MELVIN F H & HELEN WJ
Owner 2:	TRS/M. JAY TRUST/HELEN JAY TRU
Owner 3:	
Street 1:	53 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JAY MELVIN F H & HELEN WJ -
Owner 2:	-
Street 1:	53 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,713 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 1709 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5713.000	283,400	6,600	473,100	763,100
Total Card	0.131	283,400	6,600	473,100	763,100
Total Parcel	0.131	283,400	6,600	473,100	763,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.52 | /Parcel: 446.5

Legal Description

User Acct 90001

GIS Ref

GIS Ref

Insp Date 11/29/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,400	6600	5,713.	473,100	763,100	763,100	Year End Roll	12/18/2019
2019	101	FV	224,200	6600	5,713.	443,500	674,300	674,300	Year End Roll	1/3/2019
2018	101	FV	222,200	6600	5,713.	366,700	595,500	595,500	Year End Roll	12/20/2017
2017	101	FV	222,200	6600	5,713.	337,100	565,900	565,900	Year End Roll	1/3/2017
2016	101	FV	222,200	6600	5,713.	307,500	536,300	536,300	Year End	1/4/2016
2015	101	FV	209,700	6600	5,713.	301,600	517,900	517,900	Year End Roll	12/11/2014
2014	101	FV	209,700	6600	5,713.	280,300	496,600	496,600	Year End Roll	12/16/2013
2013	101	FV	209,700	6600	5,713.	266,700	483,000	483,000		12/13/2012

!10823!

PRINT

Date	Time
12/11/20	01:05:02

LAST REV

Date	Time
01/03/18	08:04:45

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10823

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAY MELVIN F H	51360-370		6/26/2008	Family	10	No	No		
JAY MELVIN F H	51360-362		6/26/2008	Family	10	No	No		
	8295-499		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	90001
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
10/30/2008	Meas/Inspect	163	PATRIOT
11/15/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5713		Sq. Ft.	Site		0	80.	1.04	9									473,114						473,100	

Total AC/HA: 0.13115 | Total SF/SM: 5713 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 473,114 | Spl Credit | Total: 473,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26439428
Const Adj.:	0.99732524
Adj $ / SQ:	163.932
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410721
Depreciation:	127323
Depreciated Total:	283397

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

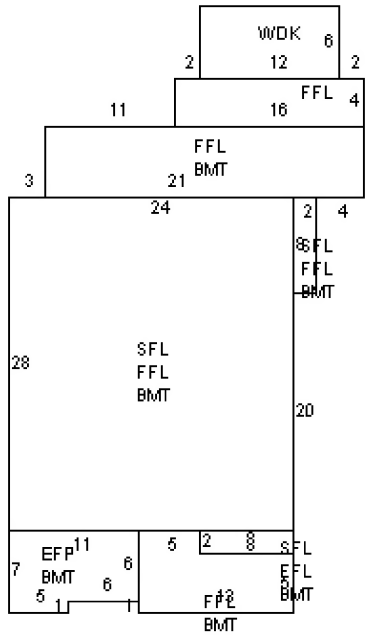
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.93
Special Features:	0	Val/Su Net:	98.95
Final Total:	283400	Val/Su SzAd	165.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,012	49.180	49,770
FFL	First Floor	1,005	163.930	164,751
SFL	Second Floor	704	163.930	115,408
WDK	Deck	72	15.960	1,149
EFP	Enclos Porch	71	65.390	4,643

Net Sketched Area:	2,864			Total:	335,721
Size Ad	1709	Gross Are	2864	FinArea	1709

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	G	AV	1916	26.19	T	40	101			6,600			6,600

More:	N	Total Yard Items:	6,600	Total Special Featues:		Total:	6,600

IMAGE

AssessPro Patriot Properties, Inc